

LAND BOARD AGENDA ITEM

February 20th, 2007

**PRELIMINARY APPROVAL FOR SALE OF LAND BANKING PARCEL
376**

Seller:	State of Montana, Department of Natural Resources and Conservation
Nominator:	DNRC at the request of Rock Creek Cattle Company
Location:	Approximately five miles northwest of Deer Lodge, MT within Powell County.
Property Characteristics:	Primarily grassland with approximately 220 acres of timber.
Access:	No public access. The parcel is surrounded by private landholdings of Rock Creek Cattle Company.
Potential MEPA Issues:	None identified
Proposed Use after Purchase:	If Rock Creek Cattle Company is the successful bidder on the purchase of Section 10, the conceptual plan is to develop up to 25 lots of the 220 approved lots in the northern portion of the section. The trust land would be sold with a deed restriction of development for 25 lots.
Joint Venture:	In order to offset the loss of revenue associated with future development potential, a conveyance fee as a percent per lot will be added as a condition of the sale. The ½ percent is a perpetual conveyance fee applying to every transfer of the property and improvements over time.
Recommendation:	The Director recommends that the Board give preliminary approval to sale #376.

LAND BANKING INFORMATION REPORT

DATE: February 5, 2007

LEASE NO.(S)	4161	COUNTY:	Powell County
SALE NUMBER/S AND LEGAL	Sale No 376 Legal Sec 10 Twn 8N Rng 10W Ac 640		
AREA OFFICE (Check One)	<input type="checkbox"/> Northwestern Land Office XX Southwestern Land Office <input type="checkbox"/> Central Land Office <input type="checkbox"/> Northeastern Land Office <input type="checkbox"/> Southern Land Office <input type="checkbox"/> Eastern Land Office		
Current Classification:	<input type="checkbox"/> Ag XX Grazing <input type="checkbox"/> Timber <input type="checkbox"/> Other:		
Nominated by:	<input type="checkbox"/> Department XX Lessee Rock Creek Cattle Co. (RCCC)		
Isolated	XX Yes <input type="checkbox"/> No Reason and describe:		
Parcel surrounded by other public land?	<input type="checkbox"/> Yes XXX No If yes, explain:		
Parcel surrounded by other conservation easements?	<input type="checkbox"/> Yes XX No If yes, explain:		
Results of MEPA determine significant for threatened or endangered species?	<input type="checkbox"/> Yes XX No If yes, explain:		
Does the parcel/s provide public access to other public or state lands?	<input type="checkbox"/> Yes XXX No If yes, explain:		
Does the parcel/s provide access to adjacent private lands?	<input checked="" type="checkbox"/> Yes No If yes, explain:		
Parcel/s income and productivity.	Produces less than average rate of income: <input type="checkbox"/> Yes XX No High market value: XX Yes <input type="checkbox"/> No low return of asset: XX Yes <input type="checkbox"/> No High administrative costs compared to other similar parcels: <input type="checkbox"/> Yes XX No Potential to increase productive capacity of the land: <input type="checkbox"/> Yes XX No		
Parcel/s impact on the diversity of the overall asset portfolio within its land classification.	XX Reduces classified grazing lands by a minor amount.		
Extent of infrastructure.	<input type="checkbox"/> Roads <input type="checkbox"/> Water Availability of Utilities: <input type="checkbox"/> Power <input type="checkbox"/> Telephone <input type="checkbox"/> Water <input type="checkbox"/> Sewer		
Potential for appreciation or depreciation in the value of the parcel.	XX Appreciation <input type="checkbox"/> Depreciation Comments: Appreciation is expected to continue in the area indefinitely. To accommodate that appreciation a perpetual conveyance fee will be attached to the property in perpetuity.		
Potential for development or value-added activities that complement local and statewide economic development.	Yes, there is potential for development. A Planned Unit Development (PUD) submitted by RCCC on their adjacent land has been approved for approximately 220 homes, an 18-hole golf course, a 14,000 square-foot fishing lodge and a large fitness center. If RCCC is the successful bidder on the purchase of Section 10, then RCCC		

	may relocate up to 25 lots of the 220 approved lots onto the northern portion of the section.
Recommendation to sell or retain parcel. XX SELL <input type="checkbox"/> RETAIN Reasons for Recommendation:	

Please attach all supporting documentation, such as letters and maps that are of value in making the decision

This form must be signed and dated below by the individual completing the form, and must be reviewed and approved by staff as indicated in the subsequent blocks.

Liz Mullins	February 6, 2007
Signature of Individual Completing the Form	Date

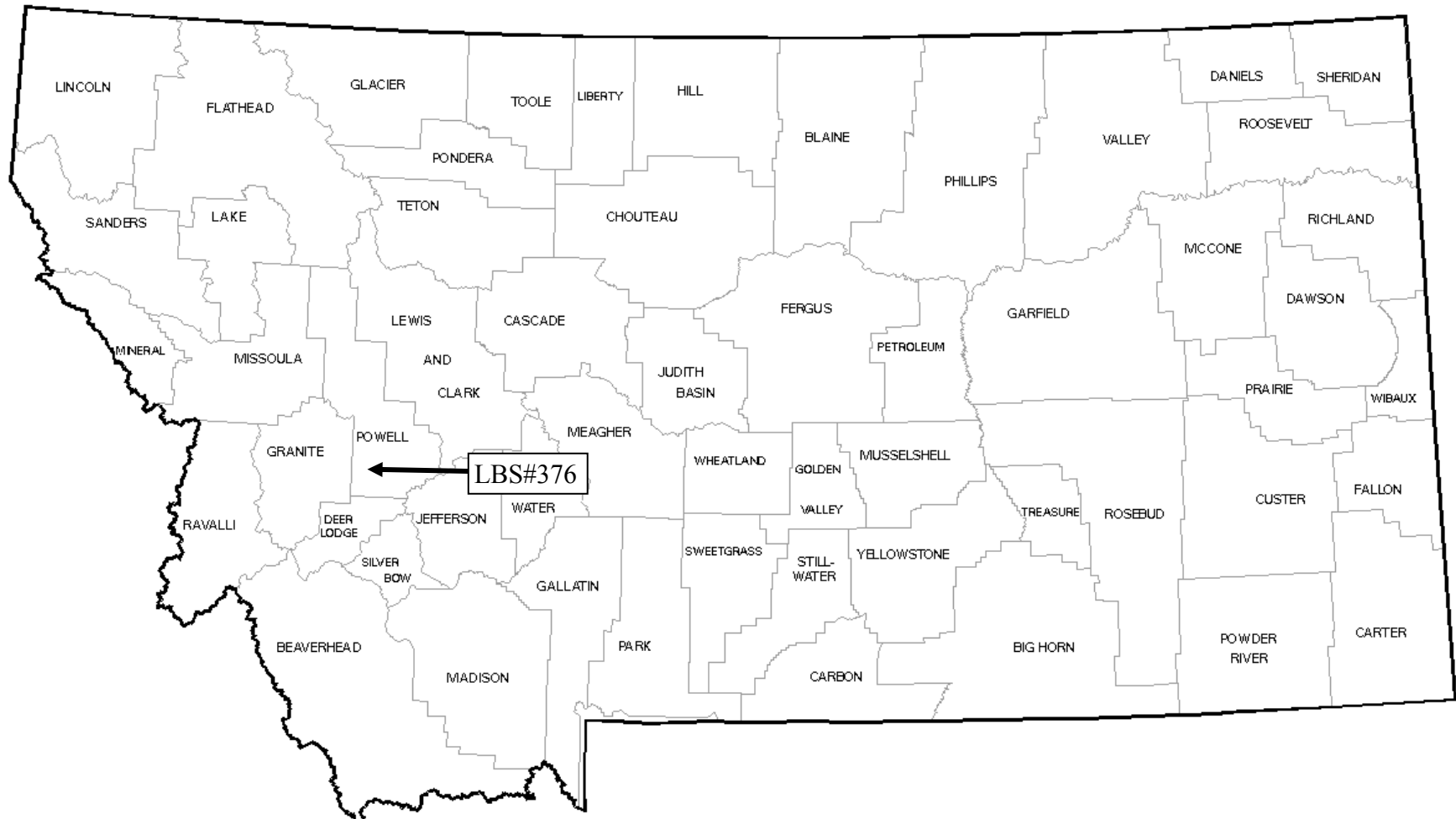
REVIEW BY DEPARTMENT ADMINSTRATOR:

Tony Liane	February 6, 2007
Name/Title	Date

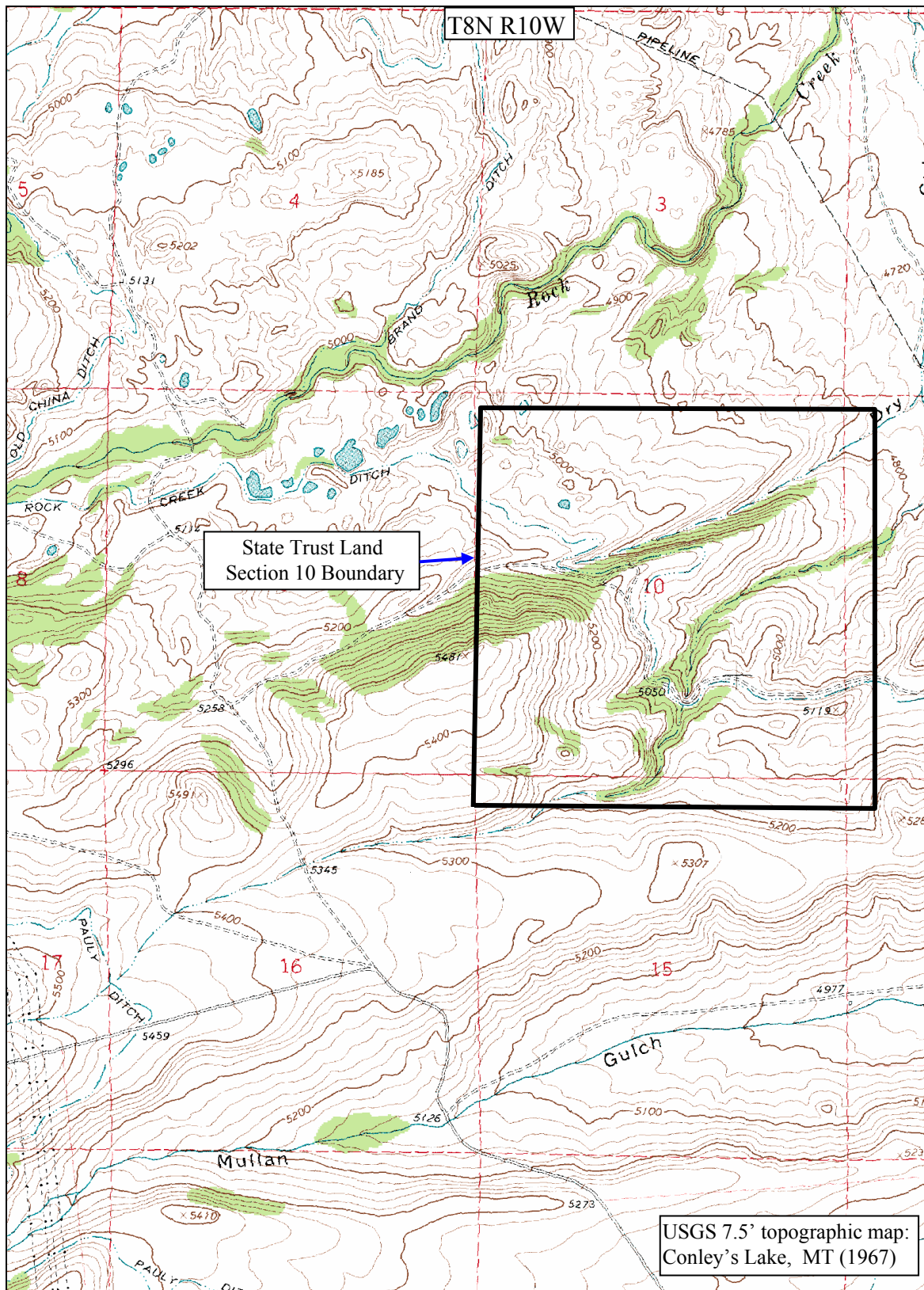
Final Decision: **XX SELL** ☐ **RETAIN**

Reason for Final Decision: Sale of the parcel will provide the beneficiary with ongoing an income stream from this parcel in addition to providing revenue with which to purchase other land producing a higher rate of return.

ATTACHMENT A

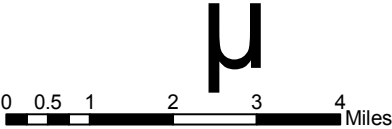
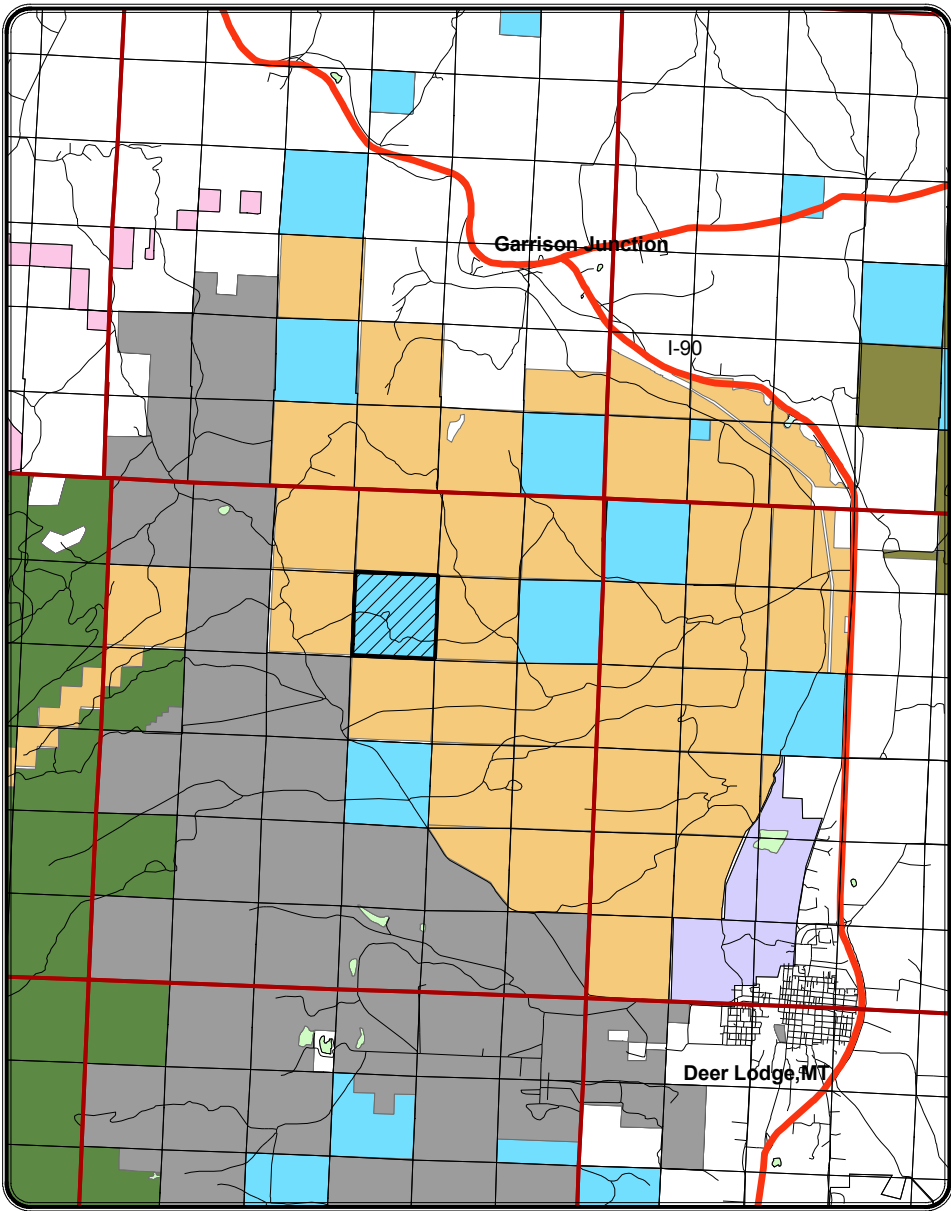


General location of State Trust Land Section 10, 8N10W



1:24,000 scale topographic map showing the State Trust Land Section 10 nominated for Land Banking by Rock Creek Cattle Co. in Powell County.

**Land Banking Nomination for Section 10,
Township 10 North Range 8 West**



Prepared by: Liz Mullins
January 29, 2007

ATTACHMENT B

Rock Creek Cattle Co.
613 Rock Creek Cattle Road
Deerlodge, MT 59722

Folco
601 Riverside Avenue, 12th Floor
Jacksonville, FL 3220

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Helena, MT 59620

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Helena, MT 59601

Chris Marchion
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Anaconda, MT 59711

Helena National Forest
Larry Cole
2880 Skyway Drive
Helena, MT 59602

Prickly Pear Sportsmen's
Association
Mike O'Conner
3312 Terrace
Helena, MT 59602

Rocky Mountain Elk Foundation
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5705 Grant Creek Road
Missoula, MT 59808

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Lorry Thomas
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Tony Schoonen
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Gary Thompson
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1117 O'Neill St
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Fred Kuchinski
204 Slaggett
Deerlodge, MT 59722

Dan Burns
1525 Clark St.
Deerlodge, MT 59722

Ed Hebbe
604 Mitchel St.
Deerlodge, MT 59722

Con Coughlin
530 Connway Ave.
Deerlodge, MT 59722

Rick Hirsch
3257 Yellowstone Trail
Deerlodge, MT 59722

Jim Thompson
912 Missouri Ave.
Deerlodge, MT 59722

Judge Ted Mizner
801 St. Mary's Ave
Deerlodge, MT 59722

Keith Harris
219 Skyview Lane
Deerlodge, MT 59722

Prickley Pear Sportsmen Club
Larry Wismer
P.O. Box 48
East Helena, MT 59635

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Montana Fish, Wildlife & Parks
Ray Vinkey
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Montana Fish, Wildlife & Parks
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Montana Fish, Wildlife & Parks
Sharon Rose
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Montana State Prison
Gayle Lambert
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Montana Smart Growth Coalition
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Powell County Planner
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County Firewarden
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409 Missouri
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Pat McGillis
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Deerlodge, MT 59722

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Avon, MT 59713

John Best
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Gold Creek, MT 59733

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John Hollenback
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Bill Pierce
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Deerlodge, MT 59722-1084

Dwight O'Hara
409 Missouri Avenue
Deerlodge, MT 59722-1084

Ralph "Rem" Mannix
409 Missouri Avenue
Deerlodge, MT 59722-1084

Senator Dave Lewis
5871 Collins Road
Helena, MT 59602

Representative Jim Weed
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Helena, MT 59602

Montrust
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Missoula, MT 59806

Montana Environmental
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MONTANA WILDLIFE
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Montana School Boards Association
Bob Vogel
One South Montana Ave.
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Daniel Berube
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Butte, MT 59701

Dept. of Labor and Industry
Dore Schwinden
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Helena, MT 59624-1728

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Helena, MT 59601

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3210 OTTAWA
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MT FARM BUREAU
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Dillon, MT 59725

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